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STRATEGIC PLANNING  
FOR DOWNTOWN  
RALEIGH'S FUTURE  
DEVELOPMENT

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**DOWNTOWN VISION  
MEETING**

**May 21-22, 2014**

# THE RALEIGH DOWNTOWN PLAN

# Downtown Plan Timeline

Kickoff Meeting

**Kickoff**

Feb.



**Analysis**

March



Downtown Vision Session

**Downtown Vision**



**TODAY!**  
**Downtown Districts Vision Session**

**District Visions**

April

Issues, Opportunities,  
and Constraints Report



Wrap-up presentation

**Downtown Master Plan**

Sept./Dec.



**Planning for Raleigh (online engagement site)**



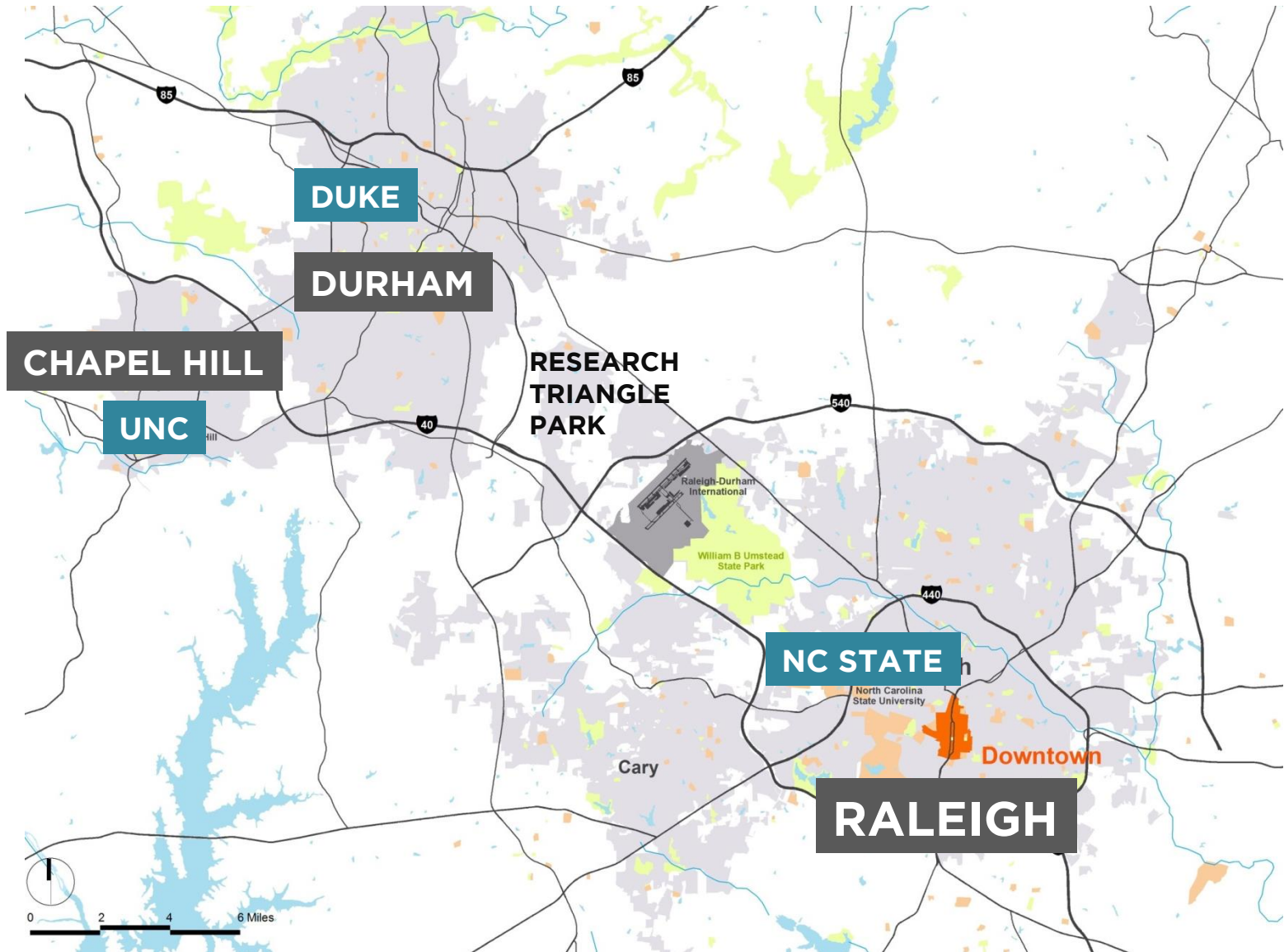
# AGENDA

1. Welcome & Introduction
2. Downtown + the Districts
3. Community Visions for Downtown
4. Your District

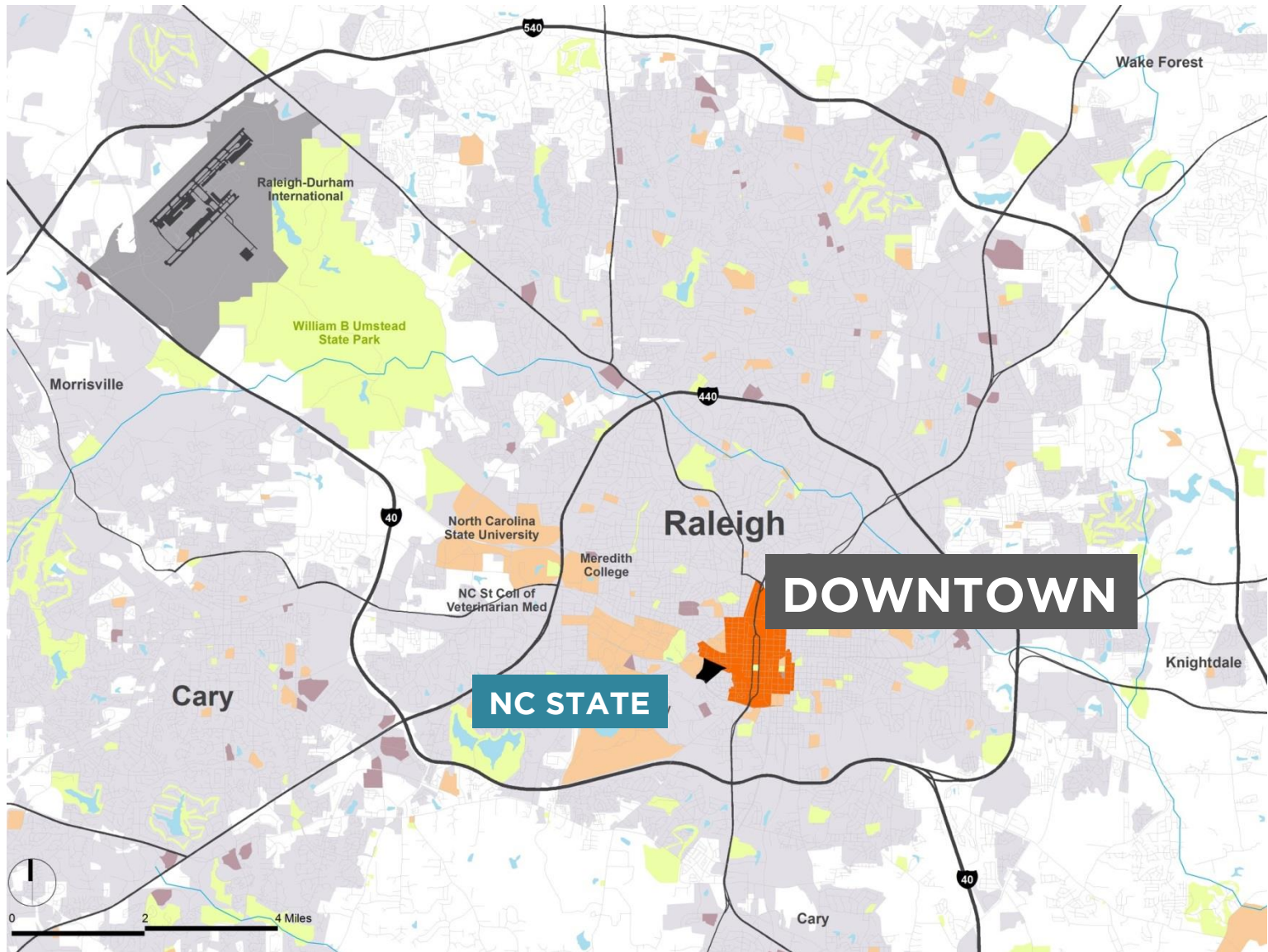
# **DOWNTOWN + DISTRICTS**



# DOWNTOWN'S ROLE IN THE REGION



# DOWNTOWN'S ROLE IN THE CITY









**Working**



**Dining, Shopping, & Entertainment**



**Visiting**



**Moving**

**Growing Up & Growing Old**



**Living**



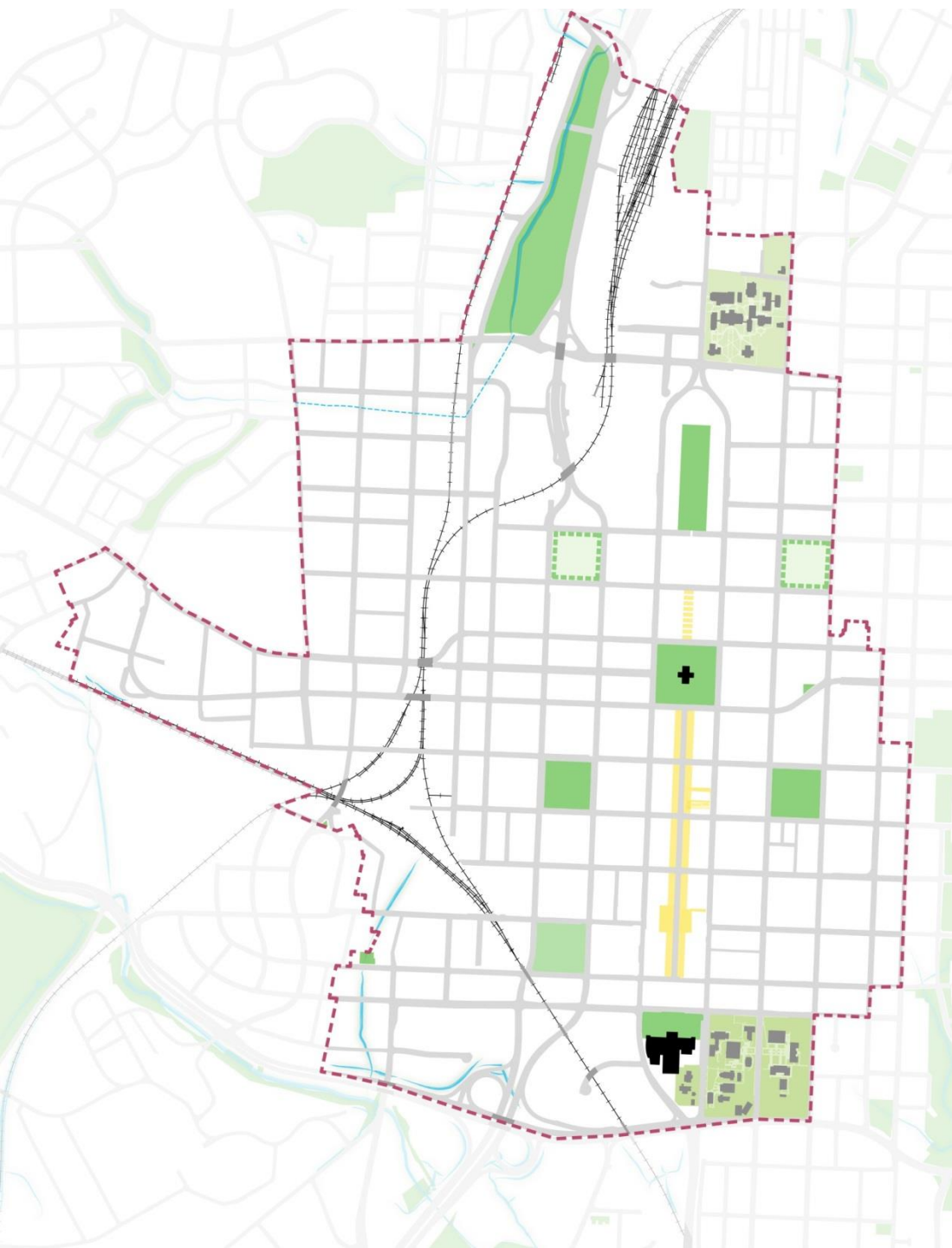
**Innovating**



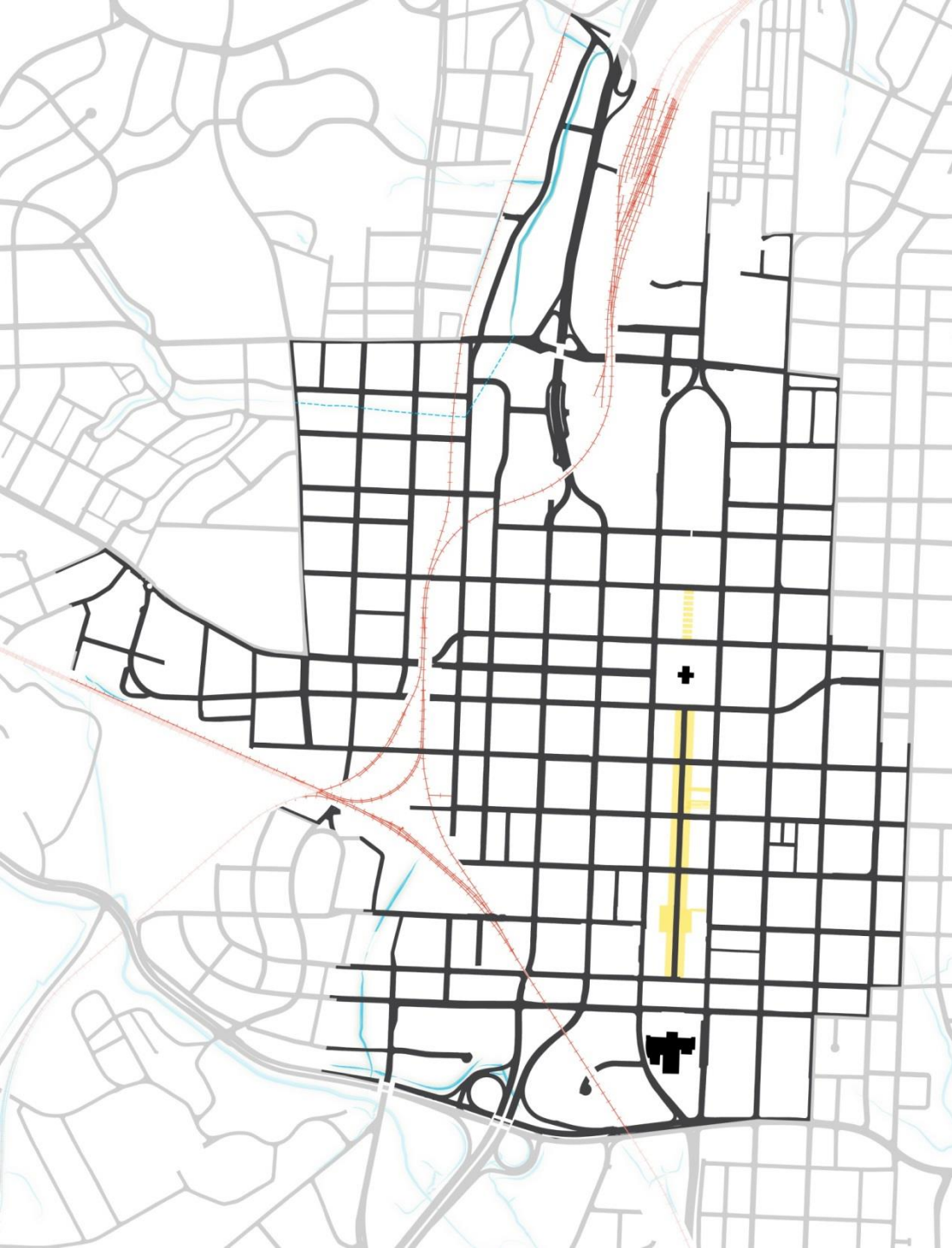
**Creating**



How does  
Downtown's urban  
place add up to the  
**Raleigh Experience?**

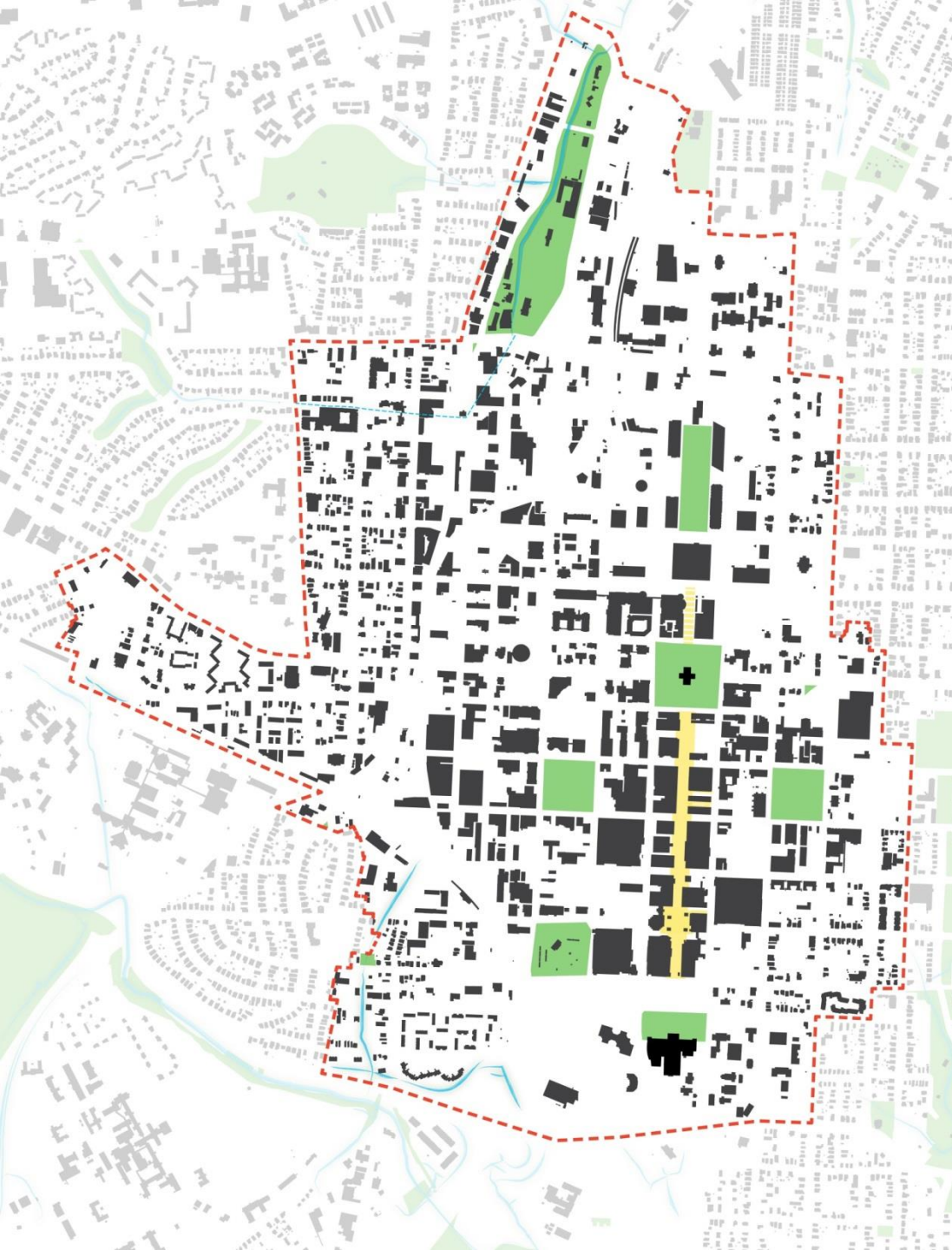


## DOWNTOWN RALEIGH



## STREET GRID

- Early planning led to a clear orthogonal street grid
- Grid is intersected by rail



## BUILDING PATTERN

- Density focused around Fayetteville
- Density gradient reduces at edges
- Building footprints reinforce the street grid





# TOPOGRAPHY

- Modest topography
- State Capitol is 2<sup>nd</sup> highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

## Elevations in Feet

	420 - 440
	400 - 420
	380 - 400
	360 - 380
	340 - 360
	320 - 340
	300 - 320
	280 - 300
	260 - 280
	240 - 260
	220 - 240
	200 - 220

## Stream Condition

	Stream
	Canal / Ditch
	Connector
	100-Year Floodplain



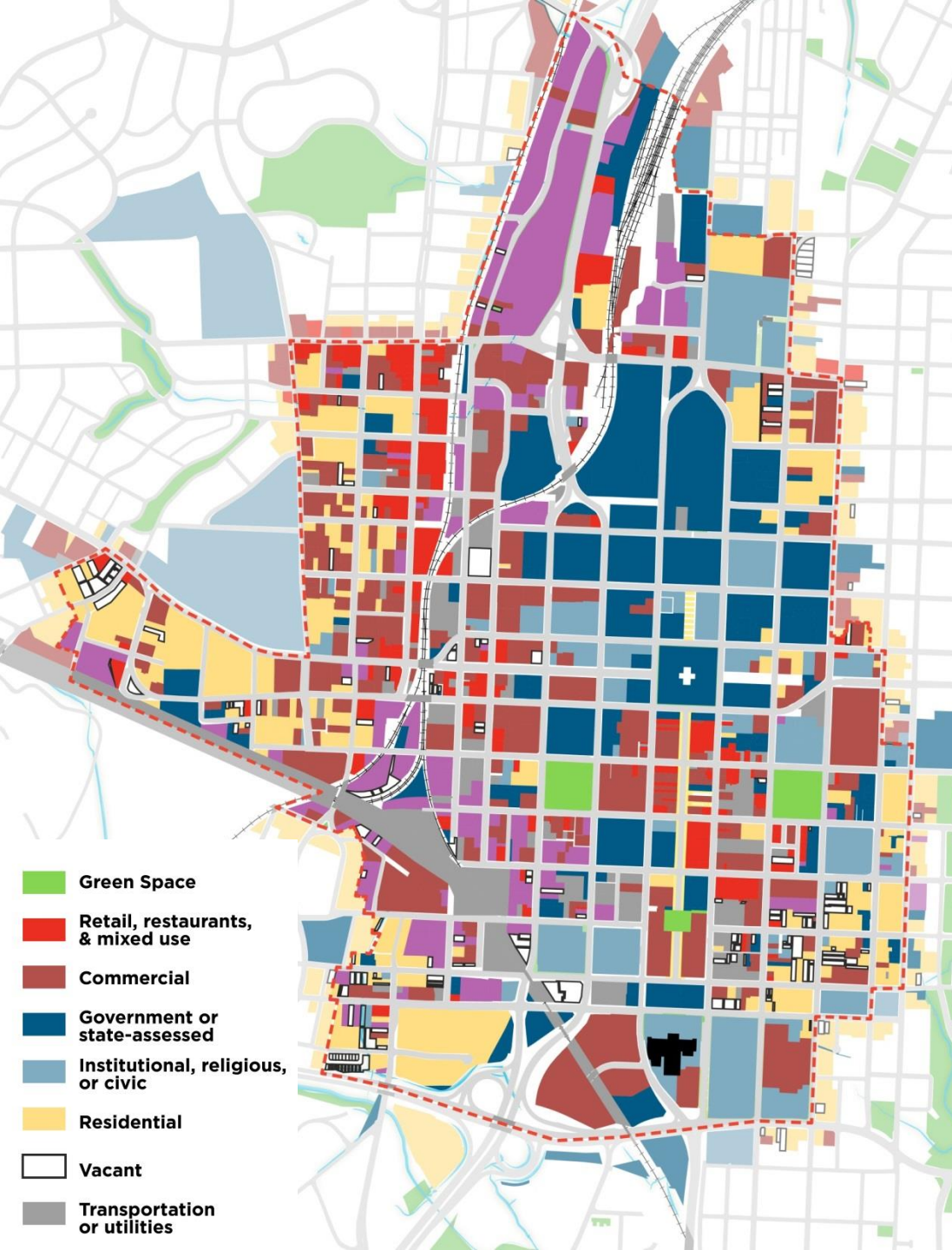


## CIVIC SPACE

- Green space is lacking, particularly in Glenwood South
- Nash and Moore Square are underutilized
- Pocket parks and sidewalks meet some needs
- Pigeon House Creek and Dix are key opportunities

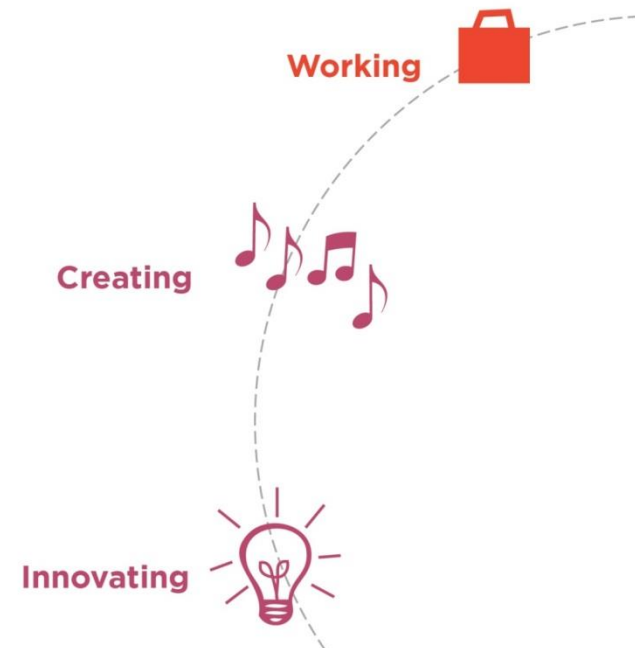


Greening



## MIXED USE DISTRICTS

- Residential largely at edges
- Government offices predominate in the Capital District
- Glenwood and Fayetteville are key retail streets



**“If you want urban open spaces to work overtime, you want them working at night.”**

**–Urban Land Institute**





## RALEIGH AFTER DARK

- Street lights and active ground floors in some zones create a safe, vibrant nighttime atmosphere



Dining, Shopping, & Entertainment



Visiting



## RALEIGH AFTER DARK

- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions

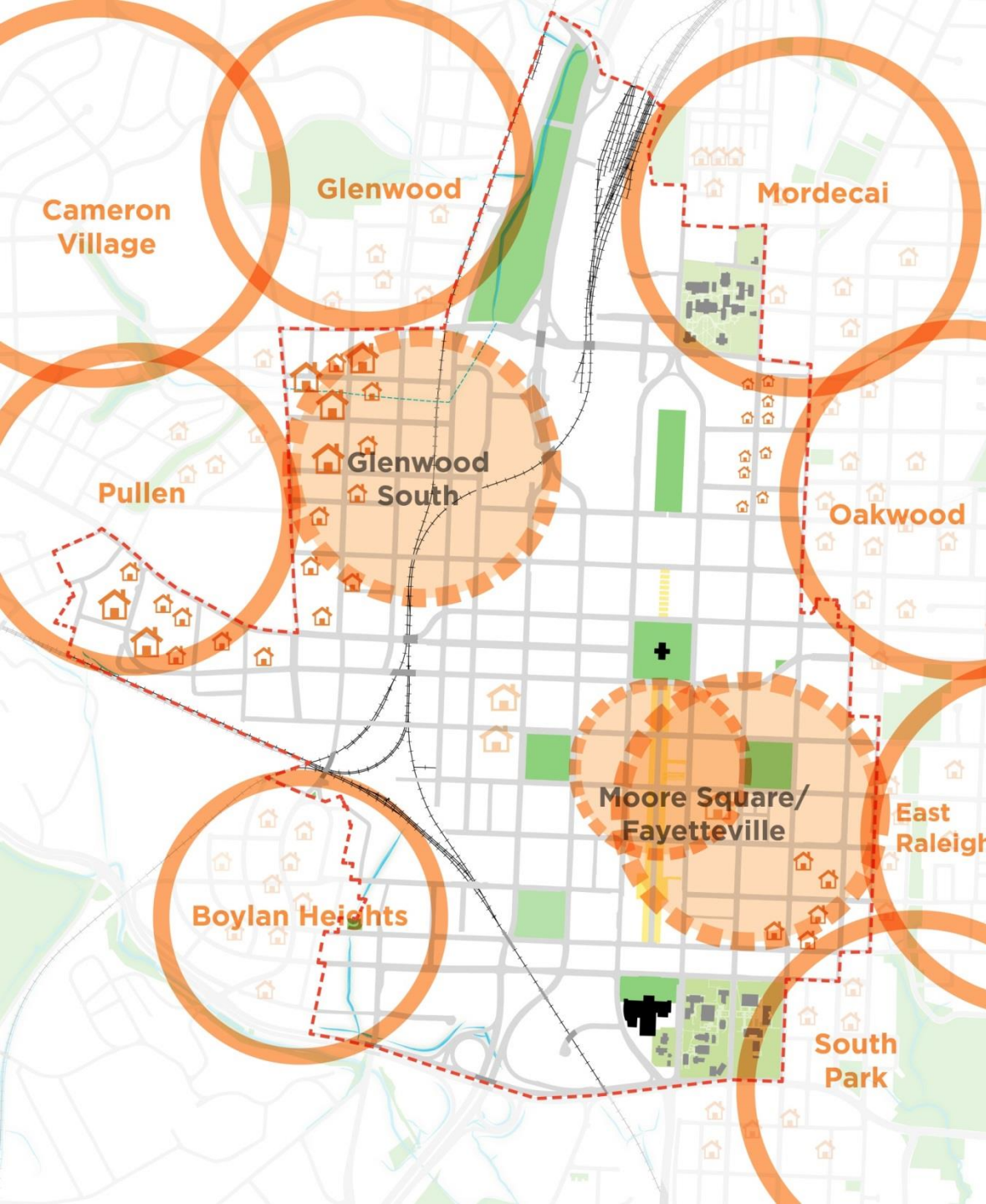


Dining, Shopping, & Entertainment



Visiting





## DOWNTOWN NEIGHBORHOODS

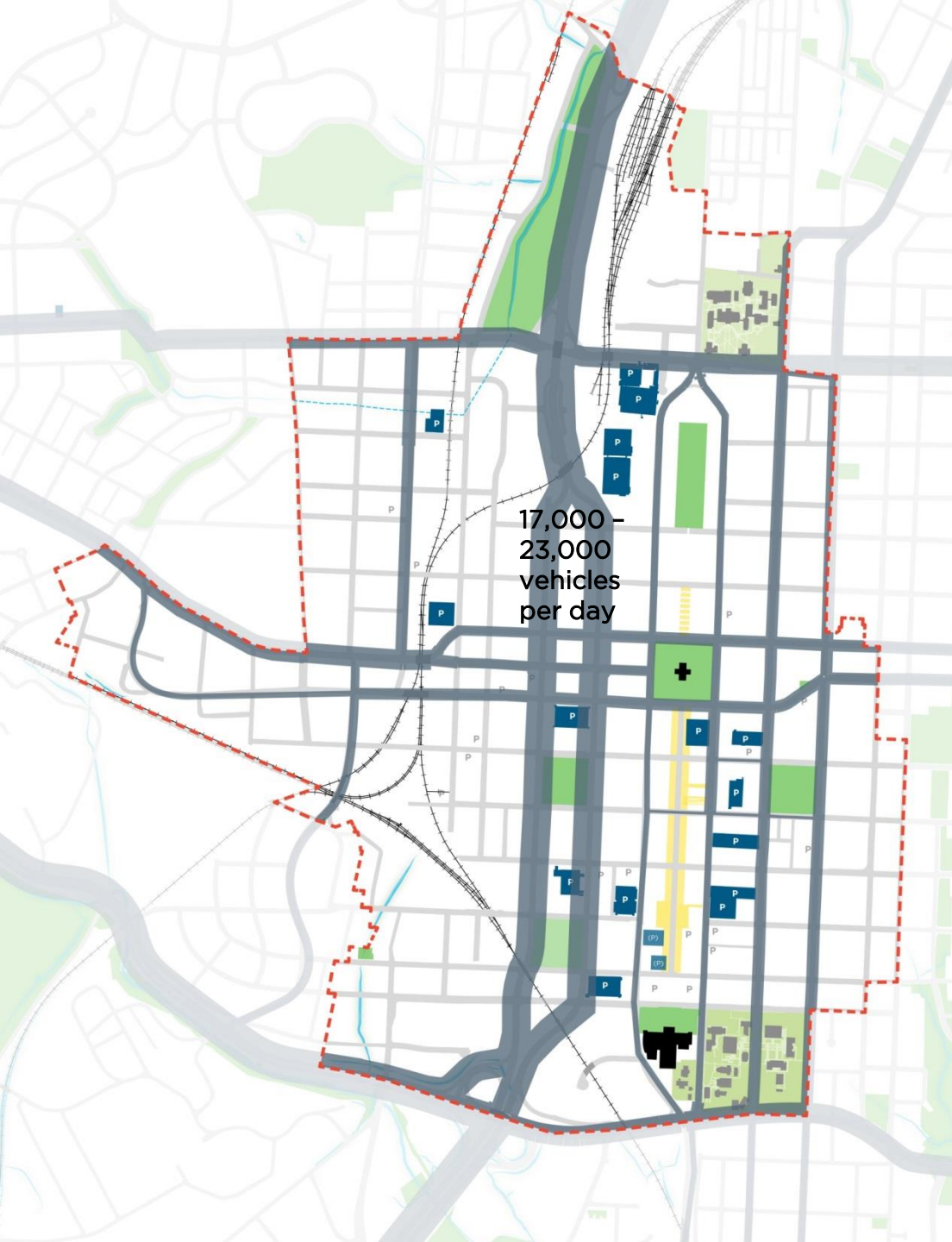
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



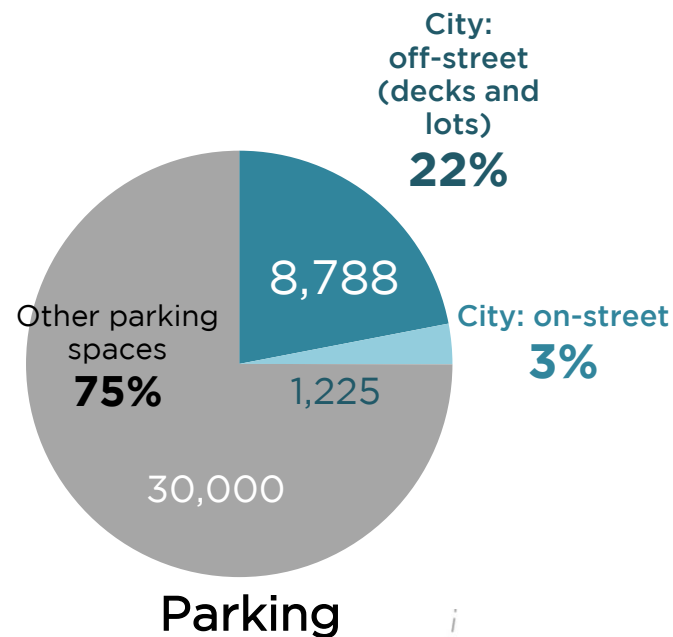
Growing Up & Growing Old



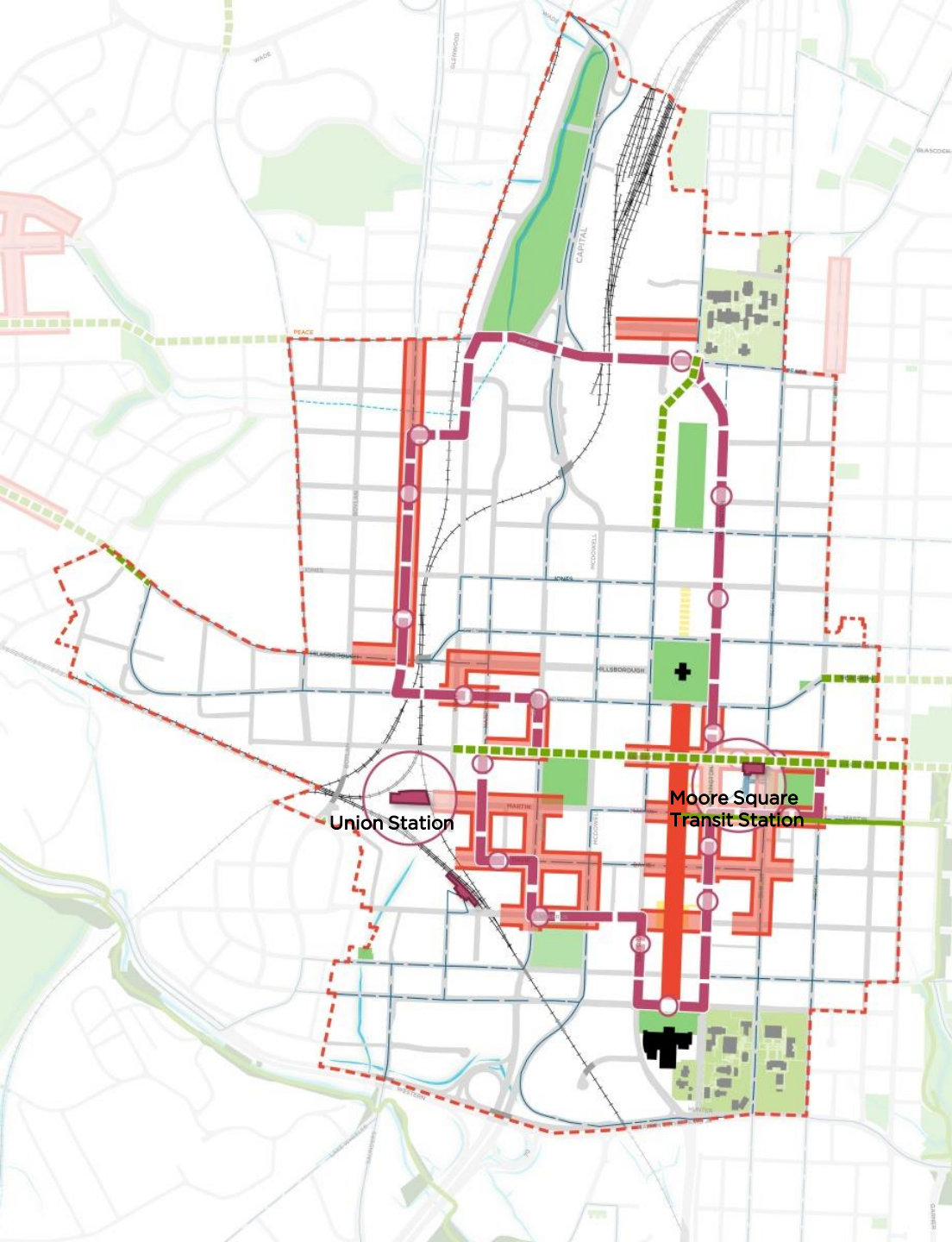


## MOVING DRIVING & PARKING

- Need for a city garage in Warehouse district
- Potential for greater shared parking?







## MOVING

### WALKING & BIKING & BUSES

- R line serves main walkable zones
- Two future downtown transit hubs will influence development and uses
- Potential for more robust trail / bicycle system

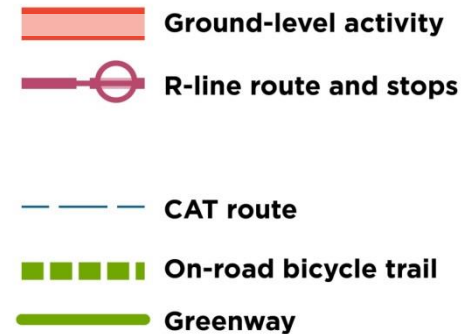
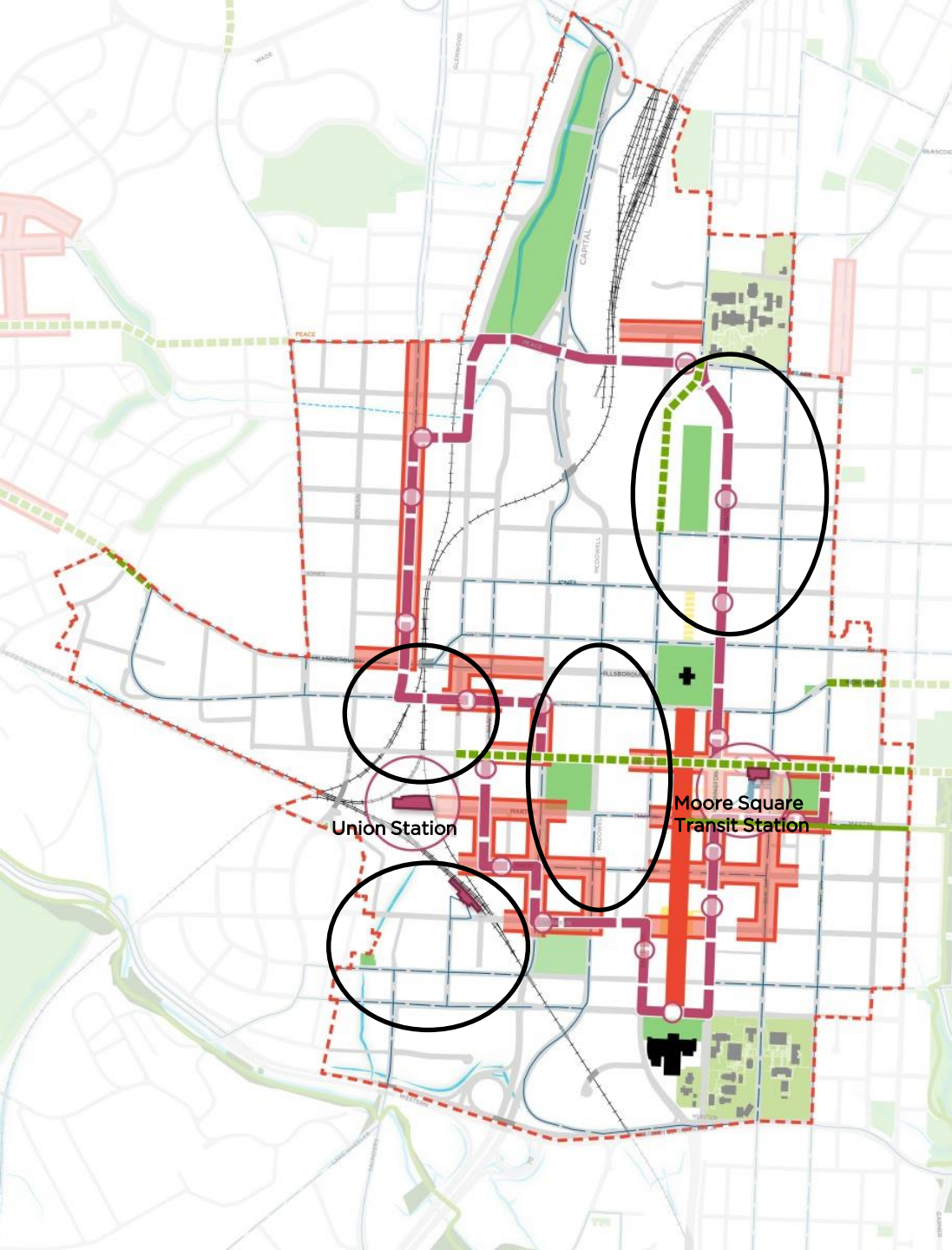




# MOVING

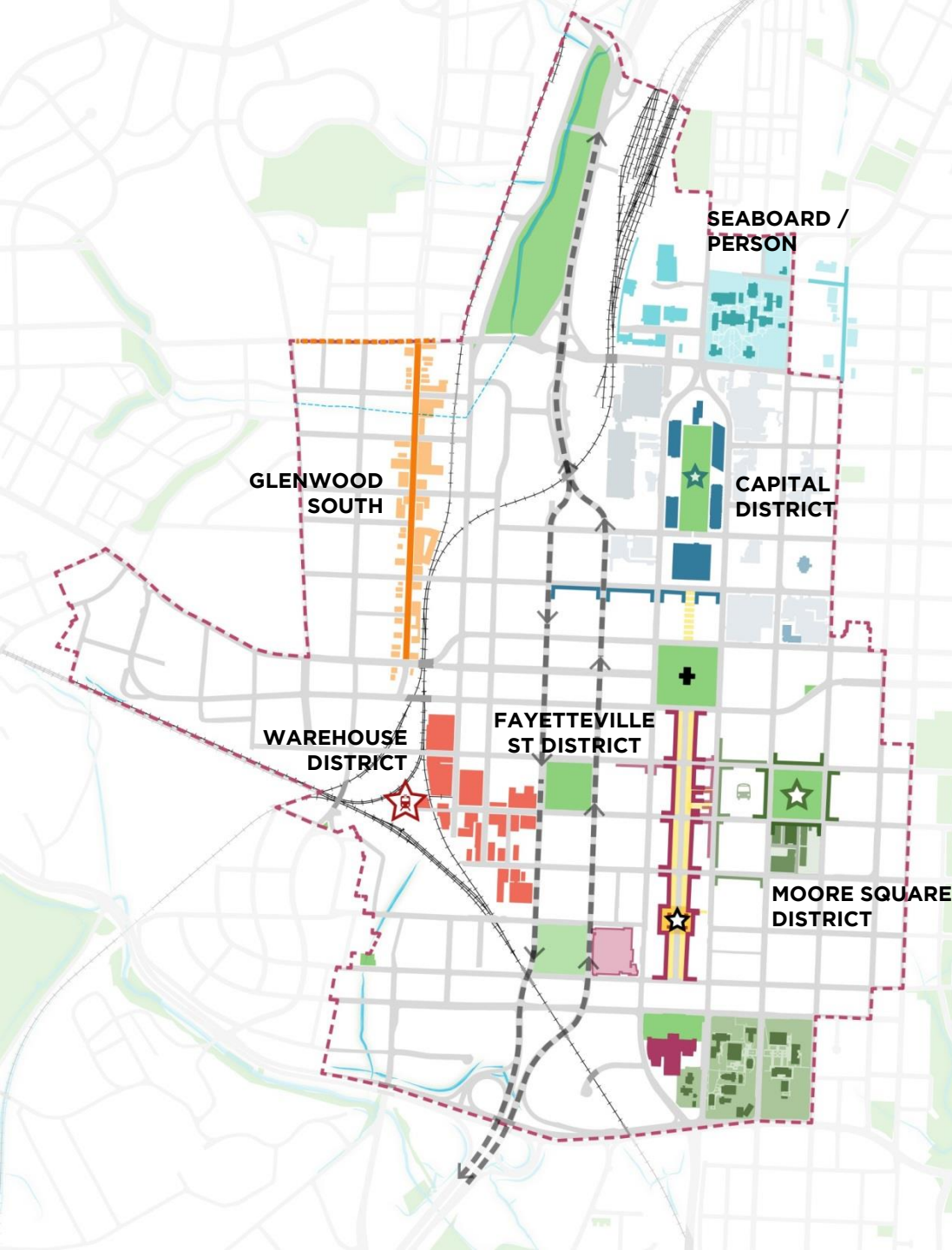
## WALKING & BIKING & BUSES

- “Activity Gaps” are areas where existing street level activity is interrupted

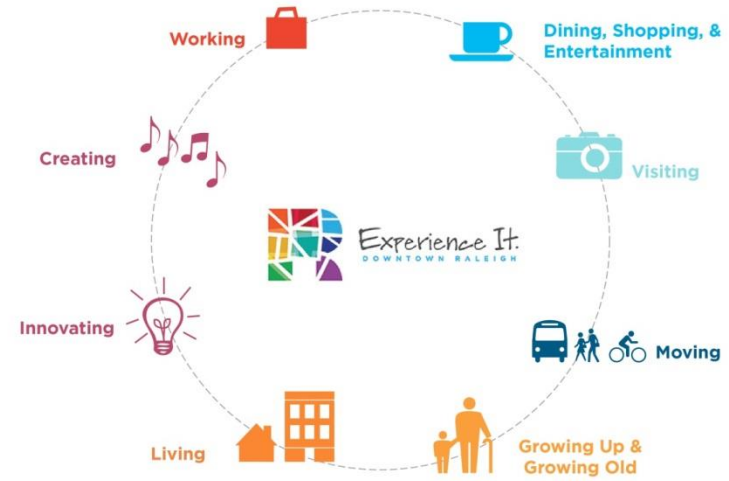
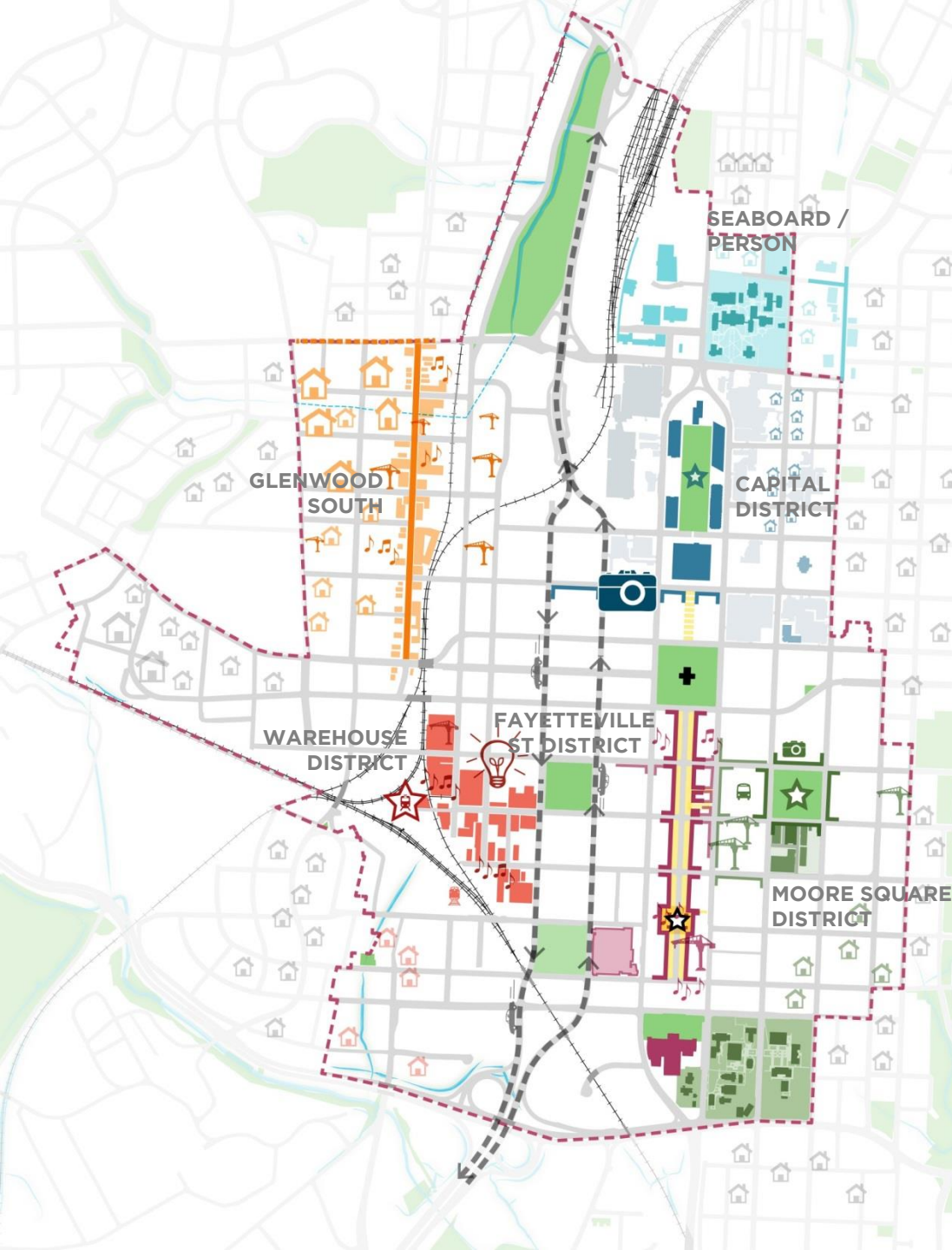


## RALEIGH EXPERIENCE

- How can each district identity be strengthened, revised, and better connected?



# DOWNTOWN DISTRICTS





# Sustain & Grow



**What assets need to be protected or enhanced to keep downtown's identity intact?**



**What elements need to be created anew to help Raleigh thrive and compete?**

# Connect & Unify



What needs to be better connected?  
How can we make that happen?

### 3. Connect & Unify



# Raleigh Experience



### 1. Sustain & Grow



# **DOWNTOWN VISION**

WHAT WE'VE HEARD



# A VISION STATEMENT FOR DOWNTOWN

**“DOWNTOWN IS THE HISTORIC, FUNCTIONAL, & SYMBOLIC HEART OF RALEIGH.”**

2030 COMPREHENSIVE PLAN

## TOP VISION STATEMENTS FROM DOWNTOWN VISION MEETING

- Raleigh—layering experience, sustainability and accessibility for all
- To make Downtown Raleigh the #1 destination for the day and night, a weekend, or the rest of your life
- Attractions for all ages – not just the younger generation
- The center of creativity, history, culture, that is evolving, family friendly, collaborative, embracing and fascinating and growing into a big city
- Raleigh – a place for everyone to gather, grow up and connect






[illegible]

Dorothy Dix  
the part for schools  
Safe walkable ways  
to get downtown  
Greenway coming up

FREE COUNTRY  
PAINT

Add  
more

 what a fun present  
under the tree  
• ROOSTING IN 10% OUT  
Cordless heat is so affordable

## Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

**Green belt connecting N,S, E, W and cultural, historic and financial with bike and ped friendly areas including Pigeon House Creek**

## CONNECTIONS

**Better walkability & bikability**

**Connectivity**

**Transit and ped/bike connection improvements to DT from surrounding areas**

**More retail**

**More retail**

**Continue the street grid, take out MLK interchange**

**Connecting green spaces**



0 0.1 0.5 Miles



**Legend**

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

**Opportunity**

**Affordable living for a diversity of residents**

**Opportunity**

**Grocery Store**

**Opportunity**

**All major entryways to DT need iconic gateway**

**For R-Line**

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

## Affordable living for a diversity of residents

## Grocery Store!

## All major entryways to DT need iconic gateway

**Focus on particular parts of Raleigh's African American history and contributions of different communities**

# GREEN SPACE

## Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

**Pocket parks**

**Consolidate state employees into highrise and redevelop; activate Halifax Mall**

**Green the city. No more surface parking lots, cover them with green or other use.**

**More green**

**Activate**

**Activate**

**Water feature**

**Park**

**Create a variety of greenspaces with a diversity of active and passive uses**



# **DISTRICT CHARACTER**





## CAPITAL DISTRICT

Government buildings and  
beautifully restored historic  
homes of Blount Street



Bill Dickinson,

[www.flickr.com/photos/skynoir/11452604123](http://www.flickr.com/photos/skynoir/11452604123)





## FAYETTEVILLE STREET DISTRICT

Central Business District of  
Raleigh, skyscrapers and  
high density



## MOORE SQUARE DISTRICT

Eclectic array of ethnic cuisines, entertainment destinations, galleries, and retail



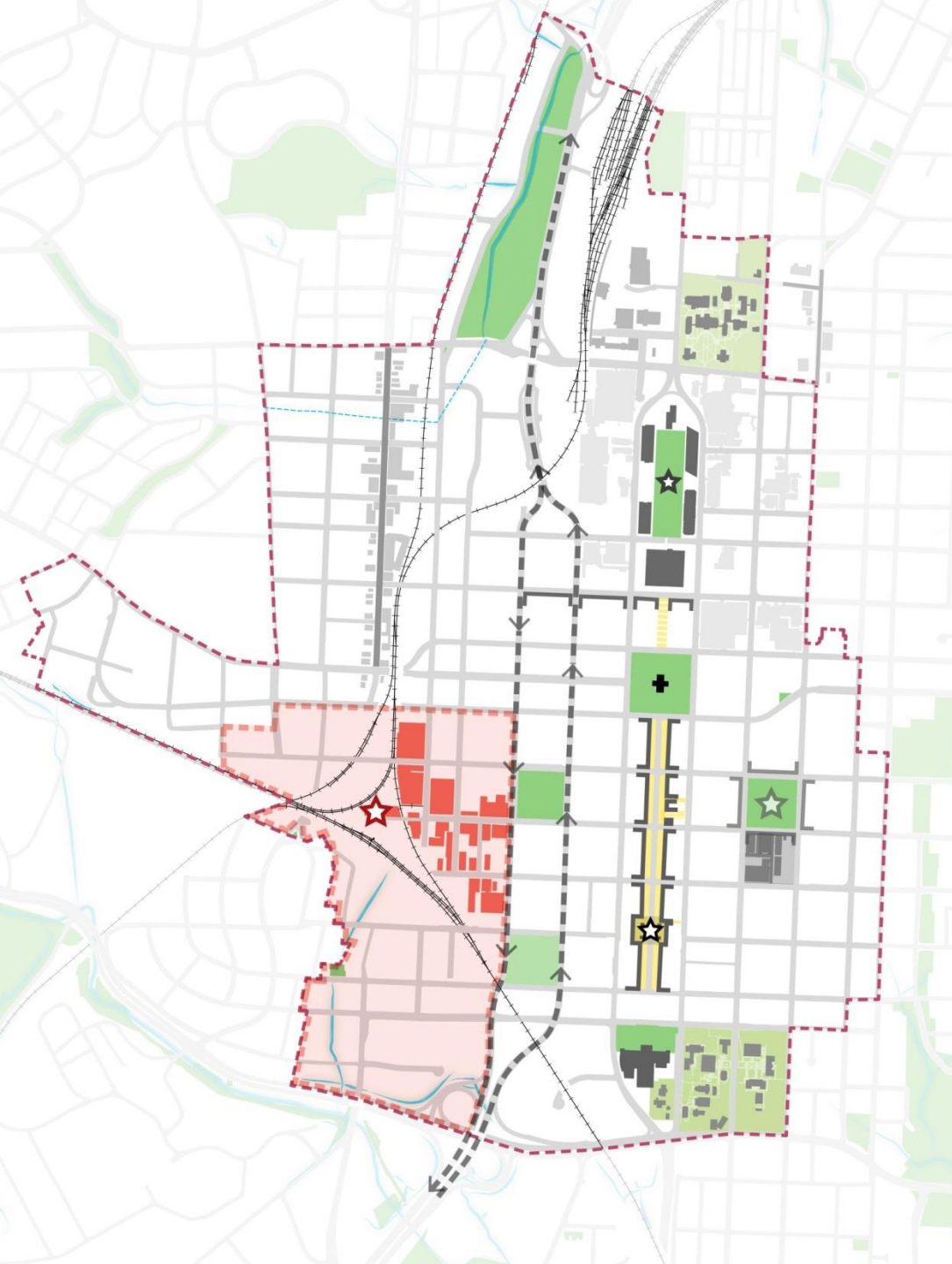




## GLENWOOD SOUTH DISTRICT

Neighborhood feel, anchored by bars and clubs and eclectic, locally owned shops and restaurants





## WAREHOUSE DISTRICT

Concentrated creative energy  
and the future Union Station





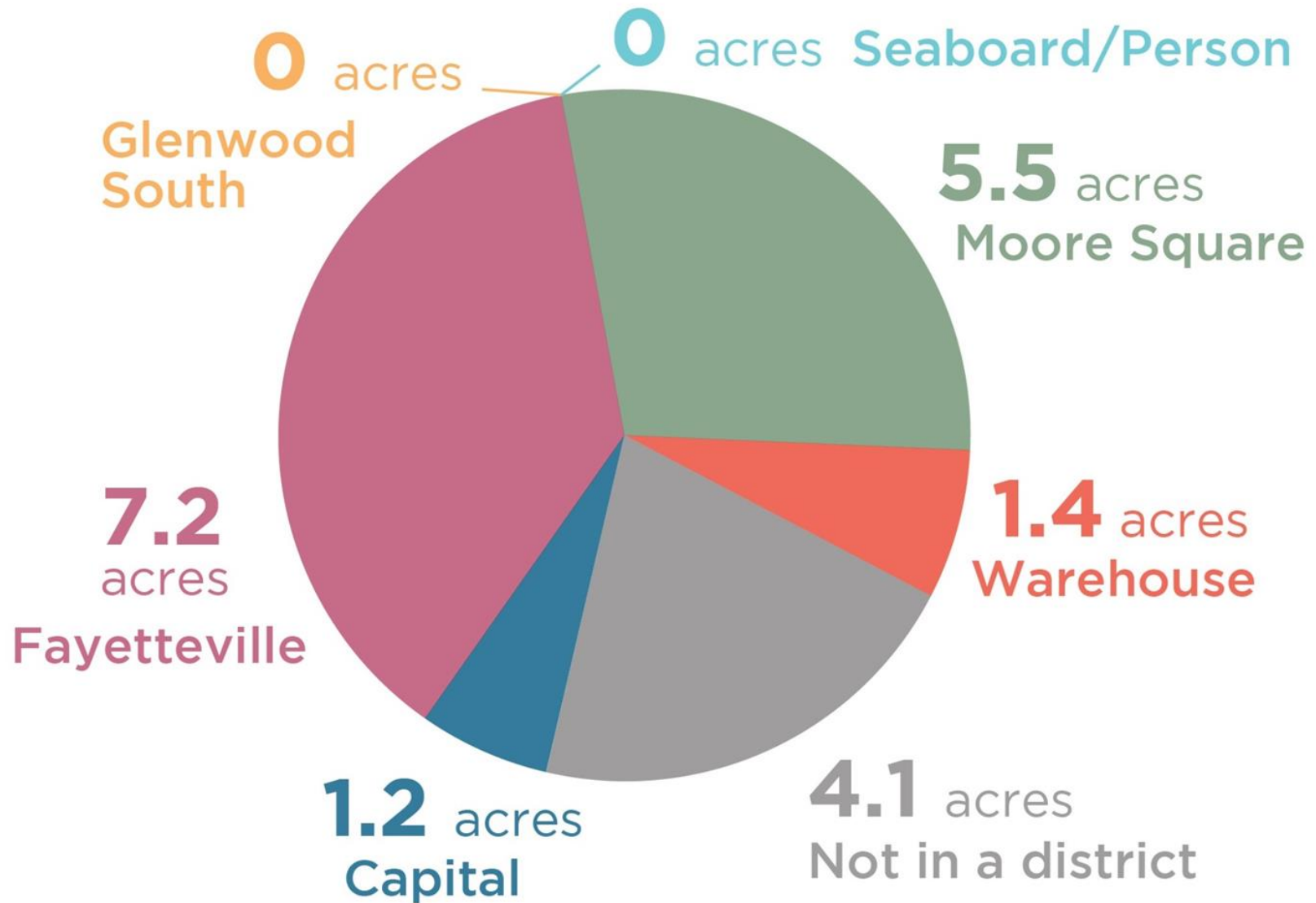


## SEABOARD/PERSON

Emerging shopping destination with a local dining scene and William Peace University

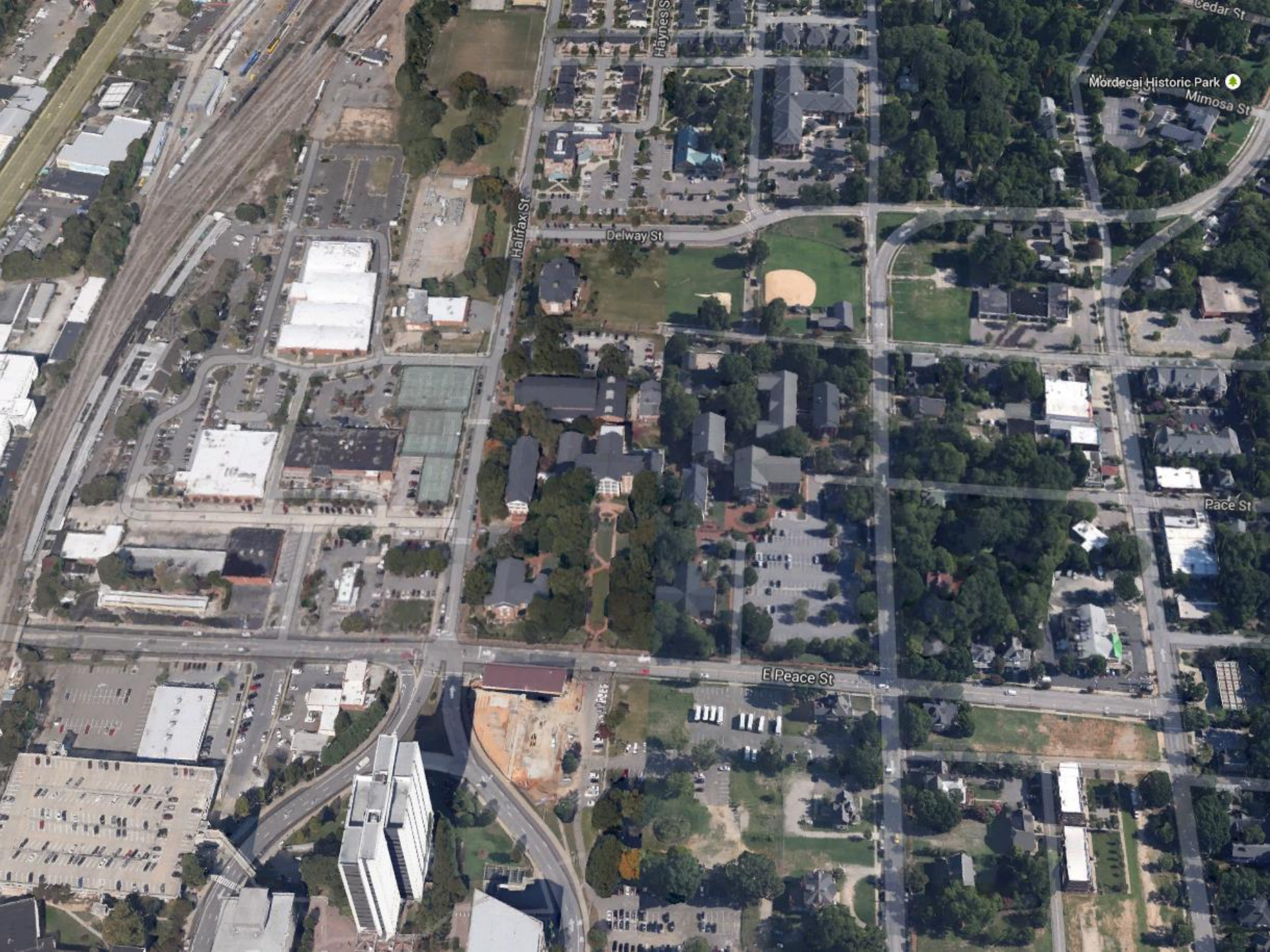


# City-owned Opportunity Sites



# **SEABOARD/PERSON STREET DISTRICT**





Mordecai Historic Park  
Mimosa St

Haynes St

Delway St

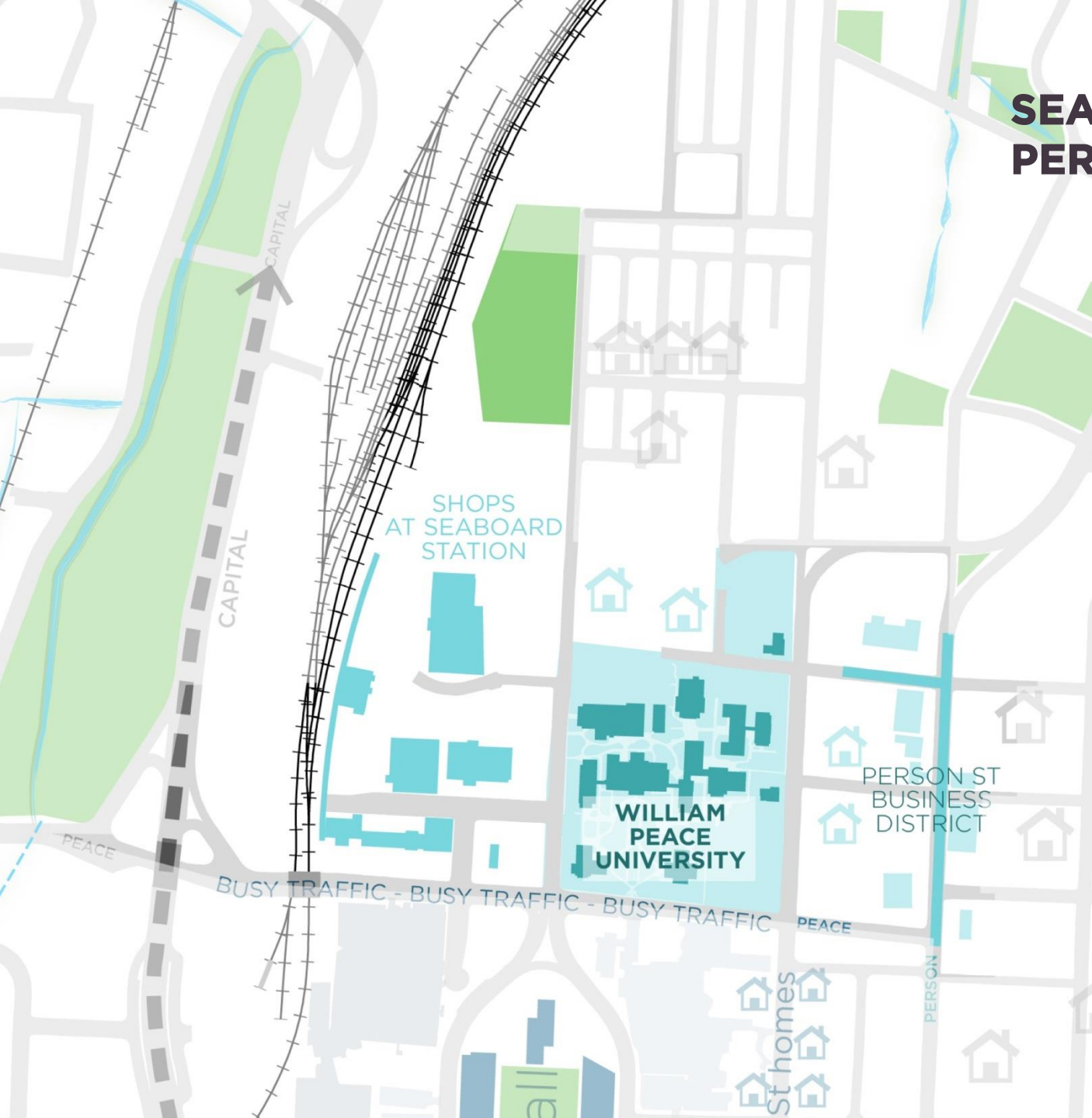
Halifax St

Pace St

ElPeace St



# SEABOARD/ PERSON



# SEABOARD/ PERSON





# SEABOARD/PERSON

## Characteristics

- Evolving as a retail/restaurant district (nationally recognized!)
- Lack of a connective street grid
- Not pedestrian friendly
- Disconnected from rest of Downtown
- William Peace University is an expanding institutional anchor

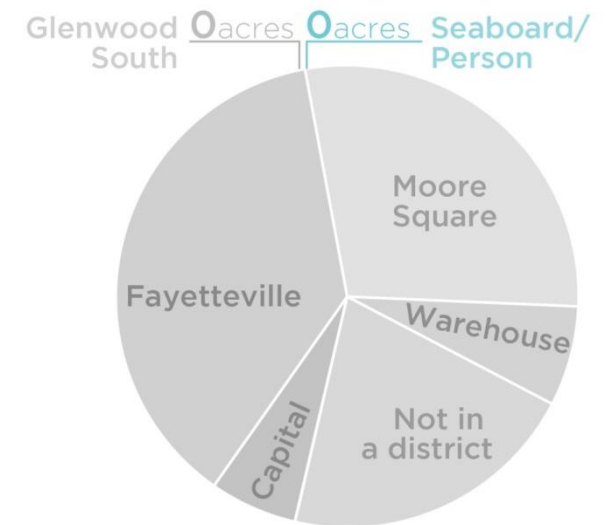




# SEABOARD/PERSON

## Opportunities

- Diverse, urban uses on underutilized sites
- Improve Peace Street
- Improve internal connectivity and access to green spaces





A blue-tinted photograph of a downtown street scene. On the left, a building with a sign that reads "Bad Daddy's BURGER BAR" is visible. The street is lined with parked cars, and a utility pole with wires stands on the left. The text "HOW CAN DOWNTOWN INSTITUTIONS AND CITIES BE BETTER INTEGRATED?" is overlaid in white, bold, sans-serif capital letters.

HOW CAN DOWNTOWN  
INSTITUTIONS AND CITIES  
BE BETTER INTEGRATED?



# STREET CONNECTIONS FOR PEDESTRIANS AND BICYCLERS



Raleigh, NC

Blount-Person Street Corridor (future)  
Raleigh, NC

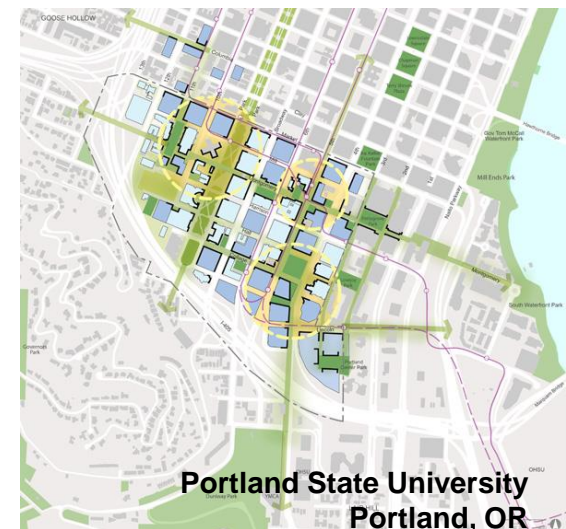
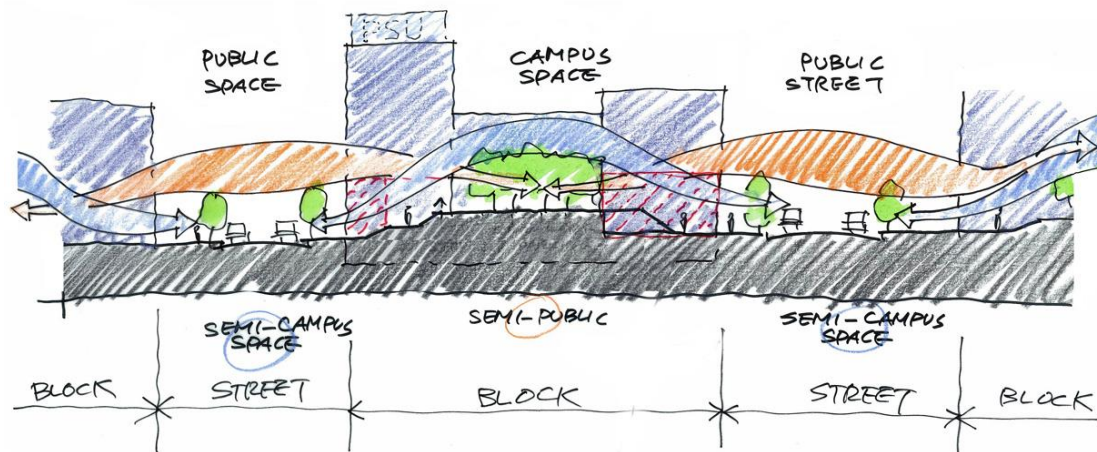


# STREETS THAT ENGAGE CAMPUS & CITY PENN STATE UNIVERSITY





# CAMPUS CONNECTIONS TO NEIGHBORHOODS AND EACH OTHER





# BLURRING THE BOUNDARIES: CAMPUS, CAPITAL, AND DOWNTOWN



Sinclair community college master plan  
Dayton, OH



# HOW CAN TRANSIT AND MOBILITY BE IMPROVED?

Union Station

Raleigh  
Amtrak

Moore Sq.  
Transit Station

Greyhound  
Station



# EMPLOY PRINCIPLES OF COMPLETE STREETS





# CREATE PEDESTRIAN AND BICYCLE-FRIENDLY ENVIRONMENTS



University Park, Cambridge MA



# INTRODUCE URBAN TRAILS THAT CONNECT TO EXISTING SYSTEMS

A FLEXIBLE TRAIL FOR MANY CONTEXTS



Photo: Rundell Ernstberger Associates, LLC

A BRANDED, WELL-MARKED TRAIL



Photo: Jun Wang





A stylized map of the Seaboard/Person area. It shows a grid of streets including Capital, Peace, and Person. A railway line runs diagonally from the top left. Green areas represent parks or open spaces, and blue areas represent water bodies. Icons of houses and buildings are scattered throughout. A large blue area in the center is labeled 'WILLIAM PEACE UNIVERSITY'. To its north is 'SHOPS AT SEABOARD STATION'. To its east is the 'PERSON ST BUSINESS DISTRICT'. At the bottom, there are labels for 'St homes' and 'all'. A dashed line with an arrow points towards the top left, labeled 'CAPITAL'. A thick line with the text 'BUSY TRAFFIC - BUSY TRAFFIC - BUSY TRAFFIC' runs horizontally across the bottom.

## SEABOARD/ PERSON

### District Goals

- What are your goals for the district?

### Key Questions

1. How can we improve walkability and connectivity?
2. How can downtown institutions and cities be better integrated?